

# Comments for Planning Application 19/05000/HYB

## Application Summary

Application Number: 19/05000/HYB

Address: DSTL Fort Halstead Crow Drive Halstead Sevenoaks KENT TN14 7BU

Proposal: Hybrid application comprising, in outline: development of business space (use classes B1a/b/c) of up to 27,773 sqm GEA; works within the X enclave relating to energetic testing operations, including fencing, access, car parking; development of up to 635 residential dwellings; development of a mixed use village centre (use classes A1/A3/A4/A5/B1a/D1/D2); land safeguarded for a primary school; change of use of Fort Area and bunkers to Historic Interpretation Centre (use class D1) with workshop space and; associated landscaping, works and infrastructure. In detail: demolition of existing buildings; change of use and works including extension and associated alterations to buildings Q13 and Q14 including landscaping and public realm, and primary and secondary accesses to the site.

Case Officer: Claire Shearing

## Customer Details

Name: Miss Harriet Long

Address: 19 Fort Road Halstead SEVENOAKS

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. Claims of ~2,000 'neighbours' were consulted when only ~80 of these addresses are at Fort Halstead. The vast numbers they are claiming to have 'consulted' is disingenuous and minimises objections from the 4% who have to live with this. To claim a letter through the door and an invitation to an exhibition, over the space of nearly 3 years, is 'consultation' is ludicrous. The former was also regarding the proposal for the 750 houses, we have not been engaged regarding the new plans.

2. Wildlife surveys need to be revisited as since lockdown there has been a notable increase of wildlife to the area, including those rarely - if ever - seen. We have Red Kites nesting in the woods, regularly see Shrews and Voles, Deer and Badgers are sighted more frequently, Hedgehogs have been seen on occasions and there has been increase in Bat activity.

3. 019AI-ES-VOL 3: APP2.6 MAJOR ACCIDENTS AND DISASTERS REPORT, section 3.4 - I have serious concerns about how the water situation at the Fort has been downplayed, and lack of attention given to how the water infrastructure supplying the existing 80 homes is already woefully inadequate. Adding an additional 635 homes plus commercial buildings to this supply will have catastrophic knock on effects to our own supply (which has already failed for days at a time on 5

occasions since we moved in most recently we have been unable to drink our water for nearly 2 weeks). There is no 'mitigation' plan in place for the failure of the water supply bar supplying bottled water which is not sufficient. I would expect the developer to commit to replacing the water infrastructure for the existing ~80 homes (including on the property itself) at cost to them, as a minimum.

4. The ~80 houses up here are required to pay 10% to the upkeep of Crow Drive. This is set out in our TP1s. The mass increase in car volume coming from the development, plus the extensive building work and 11 years of HGVs going up and down the road, will inevitably result in ongoing repairs being needed on a much more frequent and extreme basis. Our ~80 houses should not bare the cost of repairing a road for a development that we object to, when it is being damaged by building work and vehicles coming to and from a development that is not ours. I would expect the developers to commit to having this charge scraped, pay for our TP1s to be amended, and take over sole cost of maintaining Crow Drive.

5. As residents of the ~80 homes up here, we made the decision to have our street lights turned off to mitigate light pollution in line with the Councils policy. Based on the proposal for lighting it is now going to be forced back on us with massess of street lights within the development and that lack of light pollution will be lost. Developers should commit to a streetlight time curfew as in other countryside areas.

6. As all the trees up at Fort Halstead have TPOs on them I would like to know how the development is going ahead without breaching these.